

**PB# 02-22**

**Bloom & Bloom Attorneys**

**46-2-50.1**

Approved 4/24/03

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY**

DATE: 04-24-03

**02-22**

**BLOOM & BLOOM ATTYS -  
BLOOMING GROVE TPK.**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	2% OF \$10,500. INSPECT FE	CHG	210.00		
04/24/2003	REC. CK. #24262	PAID		210.00	
		TOTAL:	210.00	210.00	0.00



**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#387-2003**

**04/24/2003**

**Bloom & Bloom PC** *#02-22*  
**P O Box 4323  
New Windsor, NY 12553**

**Received \$ 100.00 for Planning Board Fees, on 04/24/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566  
APPLICANT: BLOOM, DANIEL & PETER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/24/2003	PLANS STAMPED	APPROVED
02/26/2003	P.B. APPEARANCE . NEED COST ESTIMATE -	LA:nD WVE PH APPR ADDRESS MARK'S COMMENTS
08/14/2002	P.B. APPEARANCE . CHECK PARKING TO SEE IF VARIANCE NEEDED - . SPACES	REFER TO ZBA SHOW HANDICAP
06/19/2002	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/30/2002	EAF SUBMITTED	07/30/2002	WITH APPLIC
ORIG	07/30/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/30/2002	LEAD AGENCY DECLARED	02/26/2003	TOOK LA
ORIG	07/30/2002	DECLARATION (POS/NEG)	02/26/2003	DECL NEG DEC
ORIG	07/30/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/30/2002	PUBLIC HEARING HELD	/ /	
ORIG	07/30/2002	WAIVE PUBLIC HEARING	02/26/2003	WAIVE PH
ORIG	07/30/2002	PRELIMINARY APPROVAL	/ /	
ORIG	07/30/2002		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566  
APPLICANT: BLOOM, DANIEL & PETER

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	02/06/2003	MUNICIPAL HIGHWAY	02/25/2003	APPROVED
REV1	02/06/2003	MUNICIPAL WATER	/ /	
REV1	02/06/2003	MUNICIPAL SEWER	/ /	
REV1	02/06/2003	MUNICIPAL FIRE	02/24/2003	APPROVED
REV1	02/06/2003	NYS DOT	/ /	
ORIG	07/30/2002	MUNICIPAL HIGHWAY	02/06/2003	SUPERSEDED BY REV
ORIG	07/30/2002	MUNICIPAL WATER	07/31/2002	APPROVED
ORIG	07/30/2002	MUNICIPAL SEWER	02/06/2003	SUPERSEDED BY REV
ORIG	07/30/2002	MUNICIPAL FIRE	07/31/2002	APPROVED
ORIG	07/30/2002	NYS DOT	02/06/2003	SUPERSEDED BY REV

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/30/2002	REC. CK. #22604	PAID		750.00	
08/14/2002	P.B. ATTY. FEE	CHG	35.00		
08/14/2002	P.B. MINUTES	CHG	18.00		
02/26/2003	P.B. ATTY. FEE	CHG	35.00		
02/26/2003	P.B. MINUTES	CHG	27.00		
03/25/2003	P.B. ENGINEER	CHG	363.20		
04/24/2003	RET. TO APPLICANT	CHG	271.80		
		TOTAL:	750.00	750.00	0.00

4/24/03  
L.R.



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	P.B. APPROVAL FEE	CHG	100.00		
04/24/2003	REC. CK. #24261	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

March 27, 2003

Bloom & Bloom  
530 Blooming Grove Tpk.  
New Windsor, NY 12553

ATTN: Daniel Bloom, Esq.

SUBJECT: SITE PLAN APPROVAL #02-22 FEES DUE

Dear Mr. Bloom:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

We ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 100.00
Check #2 – 2% of Cost Estimate (\$10,500.00) Inspection fee..	\$ 210.00

Upon receipt of these checks and ten (10) sets of plans, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**ESCROW**

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/30/2002	REC. CK. #22604	PAID		750.00	
08/14/2002	P.B. ATTY. FEE	CHG	35.00		
08/14/2002	P.B. MINUTES	CHG	18.00		
02/26/2003	P.B. ATTY. FEE	CHG	35.00		
02/26/2003	P.B. MINUTES	CHG	27.00		
03/25/2003	P.B. ENGINEER	CHG	363.20		
			-----	-----	-----
		TOTAL:	478.20	750.00	-271.80

*To be returned*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	P.B. APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

*check #1*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566

APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	2% OF \$10,500. INSPECT FE	CHG	210.00		
			-----	-----	-----
		TOTAL:	210.00	0.00	210.00

*check #2*

BLOOM & BLOOM SITE PLAN (02-22)

Daniel Bloom, Esq. appeared before the board for this proposal.

MR. PETRO: This proposes 1 1/2 story addition to the existing attorney's office, the plan was previously reviewed at the 14 August, 2002 planning board meeting, PO zone and I know you had to go to the zoning board for some clarification which I know you did and those comments are put on the map. Are they on the map, Mark?

MR. EDSALL: Yes, they are.

MR. BLOOM: They are on the far right, on the bulk table on the top of the page.

MR. PETRO: Make sure you call me Jim while you're here. I know you too long, you can't call me Mr. Petro.

MR. BLOOM: Thank you. Gentlemen, we were as you indicated we were here last July, I made an application to put an extension on our office so my son who's joined us last July would have someplace to sit, he's been roaming around with a Compaq computer with no permanent quarters. So I promised that I'd come here tonight and hopefully get approval to start the extension. We needed several variances, went to the Zoning Board of Appeals and we obtained them, we needed a variance for parking for the, we needed a variance for the setbacks since it was considered a front yard rather than side yard because of the paper street on the side. The Zoning Board of Appeals granted the necessary variances. We have included also an application for parking, we obtained the necessary variances for the parking as well. I might say that with respect to the paper street and the parking and the access, I have been in communication with Mark Edsall and it's my understanding that there's going to be an attempt to try to coordinate effort in that regard with the owner of the property behind our property who is going to be developing it. As a matter of fact, I have been contacted by the attorney for that

developer and he's indicated to me that they wanted to clarify our rights to use that paper street for ingress egress off Route 94. We have clarified those rights, we have sort of exchanged letters acknowledging our rights to use it and certainly our interest in coordinating their development efforts in that regard along with our site plan, so while at the present time, we have a berm along the side of that road, it's been there for many years, but to keep the water from draining dirt across our driveway and into the catch basin now that it's going to be developed back there we're going to make a coordinated effort to synchronize the development of that road, the enhancement of our parking and I've had a meeting with our neighbors, Planned Parenthood and the podiatrist further down from us, further west of us and as soon as the road goes in, Suburban Court, and is developed properly, it's our intention of course with planning board permission to bring in public facilities, public sewer, public water and use a common easement across the back of your property to do that so it's sort of a work in progress subject to this board's approval.

MR. PETRO: Bulk table must include values for lot frontage, building height, livable area, these are a couple things that need to be corrected on the plan, Mark, I assume they're not. Oh, I'm on the wrong one.

MR. BLOOM: My heart rate just went up there, Jim.

MR. PETRO: Handicapped parking spaces not properly sited, detail should be added to the plan. Motion for lead agency.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Bloom & Bloom site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS      AYE  
MR. LANDER            AYE  
MR. PETRO            AYE

MR. PETRO: As far as did you have a public hearing at  
at zoning board?

MR. BLOOM: I did.

MR. PETRO: Anybody show up?

MR. BLOOM: No. I shouldn't say that. My one neighbor  
did show up to the west to support the application.

MR. LANDER: In the rear of you?

MR. BLOOM: No, contiguous to Dr. Kappa's office.

MR. PETRO: Motion to waive the public hearing.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the  
New Windsor Planning Board waive the public hearing for  
the Bloom & Bloom site plan. Is there any further  
discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS      AYE  
MR. LANDER            AYE  
MR. PETRO            AYE

MR. PETRO: The planning board should require that a  
bond estimate be submitted with the site plan.

MR. EDSALL: Negative dec.

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.



MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under SEQRA process for the Bloom & Bloom site plan on 530 Blooming Grove Turnpike. Is there any further discussion? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: What's number 7, I'm sorry?

MR. EDSALL: Seven just the same comment as effectively as two, second bullet, but what Mike has requested I thinks it's one of the most important details we have added on site plans is the handicapped parking space detail because in plain terms everybody screws it up so if we give them a detail, it's harder for them to screw it up. So that's one we ask for on a regular basis. It's a technical term, it's in the slang dictionary.

MR. LANDER: Let's go back to number 2, about connecting the end of the parking lot to Suburban Court, it's constructed?

MR. EDSALL: Dan indicated that he's working on that, reasons for it in discussing this application early on there's very much an inefficiency in all three sites having access three places off the road and it wastes space because if they had one common access, they can put more parking spaces in. So I know that one of the engineers representing Planned Parenthood mentioned to me that they were going to discuss it with Dan to make one long parking lot and share it, cross easements, have one access which means they can add more spaces and then have the secondary off Suburban Court. I think it's a great goal and this is just part of it. So I wanted to make it clear that they're proposing that so that they wouldn't have to come back for an amendment if they wanted to put the curb cut in. If the board doesn't object, they can do it when it's

available.

MR. BLOOM: We'd like to do it, we're working on it.

MR. EDSALL: As the subdividers come in with the application you folks have seen, I mentioned it to them and they didn't seem to have a problem but once it's dedicated, they really have no choice.

MR. PETRO: Mark, do you have anything other than the comments?

MR. EDSALL: No, it's in very good shape.

MR. KARNAVEZOS: The only quick comment I have was Shaft Road, is that where it goes by Mr. Shed there?

MR. BABCOCK: That's Suburban Court.

MR. KARNAVEZOS: Cause it's not really not a road.

MR. EDSALL: Not yet, it's a paper road but there's many houses proposed.

MR. PETRO: Behind all that is going to be some houses.

MR. EDSALL: Newly improved town road when they go to build the houses.

MR. PETRO: We're going to have one subject-to which I can read in so if I have a motion for final approval.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Bloom & Bloom site plan subject to the handicapped space detail being added to the plan before stamping. Other than that, I don't think there's any subject-tos. So let's do a roll call.

ROLL CALL

February 26, 2003

35

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

AS OF: 03/18/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 22

FOR WORK DONE PRIOR TO: 03/18/2003

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
2-22	195559	06/19/02	TIME	MJE	WS BLOOM & BLOOM	88.00	0.40	35.20					
2-22	199728	08/13/02	TIME	MJE	MC NC/BRADY RE RT 94	88.00	0.30	26.40					
2-22	199729	08/13/02	TIME	MJE	MC BLOOM & BLOOM S/P	88.00	0.50	44.00					
2-22	201828	09/04/02	TIME	MJE	FI BLOOM/BLOOM @ SITE	88.00	0.50	44.00					
2-22	203894	09/30/02	TIME	MJE	MC SURVEYOR W/BLOOM	88.00	0.20	17.60					
								167.20					
2-22	202605	09/20/02			BILL 02-1119					-149.60			
										-149.60			
2-22	206321	10/28/02	TIME	MJE	MC BLOOM ZBA REF	88.00	0.50	44.00					
2-22	217454	02/25/03	TIME	MJE	MC BLOOM-BLOOM S/P	95.00	0.40	39.00					
2-22	217377	02/26/03	TIME	MJE	MM Bloom SP Cond APPD	95.00	0.10	9.50					
2-22	218143	03/07/03	TIME	MJE	MC TC/LM BLOOM RE:S/P	95.00	0.30	28.50					
TASK TOTAL								287.20	0.00	-149.60	137.60		
GRAND TOTAL								287.20	0.00	-149.60	137.60		

3/19/03 .8 Client 76.00  
363.20

Plan OK  
however 9x18 must be 9x19 -  
will advise Bloom to  
correct in field  
WJZ

Parking lot estimate based on proposed plan by Anthony Sorace, PLS  
Survey # 0252 - SITE PLAN

# LISIKATOS CONSTRUCTION, Inc.

Excavation • Paving

P.O. Box 309

Cold Spring, NY 10516

Telephone: (845) 265-2888

Fax: (845) 265-4738

# COPY



## Part #2:

1. Remove existing blacktop.
2. Remove approximately 6" of sub-base to replace with Crushed Item #4.
3. Reconstruct parking area as per new plans.
4. Supply and install approximately 6" Crushed Item #4 over new area to be paved.
5. Pave new parking area with 2 1/2" compressed dense binder.
6. Roll with vibratory roller for proper compaction.
7. Pave area with 1 1/2" topcoat; resulting in approximately 4" compressed asphalt.
8. Roll for proper matting.
9. Install handicap markings as per plans.
10. Supply and install (2) handicap signs where indicated.
11. Paint (13) 9' x 18' parking stalls.

The above work will be done for the lump sum of \$26891.75.

The payment schedule will be as follows:

1. A deposit of \$5378.35 will be required upon the commencement of said work.
3. A payment of \$9256.70 will be required upon the completion of items 1-4.
4. A payment of \$9256.70 will be required upon the completion of items 5-8.
5. The balance of \$3000.00 will be required upon the completion of said work.

## Notes:

1. In the event that an item of work *can not* go as scheduled in the payment schedule, item of work may be moved to other installment groupings, allowing for payments to be made based on work completed.
2. Scope of work is based on map dated October 18, 2002 with revisions dated October 28, 2002 and January 22, 2003.

## Exclusions:

1. permits, unless specified.
2. fines, unless due to Lisikatos Construction Inc. negligence.
3. blasting.
4. any damage to underground utilities, unless marked.
5. any water problems or containment.
6. fill, unless specified.
7. topsoil, unless specified.
8. finish grading, unless specified.

## LISIKATOS CONSTRUCTION, Inc.

Excavation • Paving

P.O. Box 309

Cold Spring, NY 10516

Telephone: (845) 265-2888

Fax: (845) 265-4738

# COPY



Thank you for choosing Lisikatos Construction Inc. Should you have any questions or wish to contact me regarding this or any other matter, please do not hesitate to call. I can be reached at (845) 265-2888.

Upon acceptance of this proposal, please sign, date and forward the original to my office for our files.

Best regards,



Nicholas Lisikatos

Note: We may withdraw this proposal if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above. Finance charges are assessed at a rate of 1.5% per month (annual percentage rate of 18%) on all balances over 30 days. Should the above contracted amount not be paid, the purchaser shall be responsible for any and all collections including but not limited to attorney fees and court costs.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



PROJECT: Blam + Bloom Site Plan P.B. # 02-22

Address Mark's comments

Need Cost Estimate



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

**RICHARD D. MCGOEY, P.E. (NY & PA)**

**WILLIAM J. HAUSER, P.E. (NY & NJ)**

**MARK J. EDSALL, P.E. (NY, NJ & PA)**

**JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE**

33 Airport Center Drive

Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

*Writer's e-mail address:*

*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** BLOOM & BLOOM SITE PLAN  
**PROJECT LOCATION:** 530 BLOOMING GROVE TPK. (RT.94)  
SECTION 46 – BLOCK 2 – LOT 50.1  
**PROJECT NUMBER:** 02-22  
**DATE:** 26 FEBRUARY 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES A 1 ½ STORY ADDITION TO THE  
EXISTING ATTORNEY'S OFFICE. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 14 AUGUST 2002 PLANNING BOARD MEETING.

1. The property is located in the PO Zone of the Town. Technically, the lot is a corner lot, at Blooming Grove Tpk. and Suburban Ct.

The bulk table on the plan has been revised and corrected. The plan now notes the variances which were required and have now been granted.

2. This revised plan addresses all my previous comments with the exception of:
  - I believe the applicant should have the option of connecting the end of the parking lot to Suburban Ct. once it is constructed. If acceptable to the Board, this could be placed on record in the minutes.
  - The handicapped parking space is not properly sized. A detail should be added to the plan.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

**REGIONAL OFFICES**

• 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •  
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 19 of the Town Code.
7. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/s  
NW02-22-26Feb03.doc

-----X  
In the Matter of the Application of

**BLOOM & BLOOM**

**MEMORANDUM OF  
DECISION GRANTING**

**AREA VARIANCE**

**CASE #02-68**  
-----X

**WHEREAS, Daniel Bloom, Esq. ,** owners of 530 Blooming Grove Turnpike, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an request for 20' 2 front yard setback; 5' 8 rear yard setback; 17% Developmental Coverage and 5 parking spaces; and

**WHEREAS,** a public hearing was held on the January 13th, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS,** Daniel Bloom, Esq appeared on behalf of this Application; and

**WHEREAS,** there were two spectators appearing at the public hearing; and

**WHEREAS,** no one spoke in favor of or in opposition to the Application; and both spectators spoke having questions, but, expressed no opposition to the application.

**WHEREAS,** a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS,** the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a commercial office located in a neighborhood of similar buildings further located on a busy state highway.
  - (b) The applicant proposes to expand its office. The configuration or the property and the location of the well and septic system servicing the property only permit expansion on one side of the property.

- (c) The property is serviced by well and septic system located in the rear of the property.
- (d) The property is on the corder of an existing and "Paper Road", although it appears visually to have only one front yard.
- (e) The applicant proposes increasing the parking area available to the premises in connection with the expansion, however, the parking area after expansion will still be five spaces short of the required number of spaces required.
- (f) As the parking presently exists, there is occasional need for overflow parking so that the applicant proposes expanding the parking.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 20' 2" front yard setback; 5' 8" rear yard setback; 17% developmental coverage and 5 parking spaces, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: March 3, 2003

  
\_\_\_\_\_  
Chairman

**ZONING BOARD OF APPEALS**  
**Regular Session**

**Date: DECEMBER 9, 2002**

**TENTATIVE AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of NOVEMBER 25, 2002 meeting as written.

**PRELIMINARY MEETINGS:**

- SET UP FOR P/H
1. **ANDREWS, ROBERT (#02-67) Toleman Road**– Request for 5' Side Yard and 10' Max. Bldg Ht. to construct garage. (SBL - 56-1-25.6) **R-1 Zone**
  - SET UP FOR P/H 2. **MC DERMOTT, RONALD & LARISUE (#02-70) Merline Avenue** Request for; 8,000 sf lot area, 30' lot width, 5' front yard setback, 10' rear yard setback to construct single family home. (SBL 15-4-30) **R-4 Zone**
  - SET UP FOR P/H 3. **BLOOM AND BLOOM (02-68) Blooming Grove Tpk.** Request for 20.2' Front Yard; 7' Rear Yard; 17% Developmental Coverage; 5% Parking Area (SBL #46-2-50.1) **P Zone**
  - SET UP FOR P/H 4. **BENISH, DEBORAH (02-71) River Road** - Request for re-establishment of Non-Conforming use discontinued for period of 2-years (SBL #20-4-1) **PI Zone**
  - SET UP FOR P/H 5. **LA CASA D'ORO INC. (02-72) 152 Windsor Highway** – Request for 6" Maximum Height for "Electrolux" sign; 6" Maximum Height for "Special Tees" sign (SBL #9-1-12.1) **C Zone**

**PUBLIC HEARINGS:**

- APPROVED
- ONE FAMILY HOME WITH TWO KITCHENS
6. **HARRIS, ANNE (02-64) 1 Riverview Avenue** – Request for interpretation of residence as a single-family with two kitchens (SBL #20-2-50) **R-4 Zone**
  - APPROVED 7. **NUGENT, JAMES #(02-69) Kayleen Drive** – Request for 80' lot width; 50' street frontage to allow single family construction in (#19-4-75.1, 60.2) **R-4/NC Zone**
  - APPROVED 8. **CARALEX REALTY - #(02-65) Industrial Way** - Referred by P.B. for ~~8~~ <sup>3 FT</sup> max. bldg. ht. variance for construction of a warehouse on Industrial Way. (4-3-13.24) **PI Zone**
  - APPROVED 9. **ROUTE 32 NW REALTY LLC. #(02-66) Rt. 32 -KFC** - Request for one (1) additional façade sign and 3.5 ft. height for two signs; **LONG JOHN SILVER** – one (1) additional façade sign and 3.5 ft. height for two signs; **FREESTANDING** – ~~50~~ <sup>90 SQ FT</sup> sq. ft. freestanding and 5 ft. height. on Rt. 32. (#35-1-59.21) **C Zone**

I HAVE ~~SPONDEROSA~~ FILE NO DISAPPROVAL

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 02-22

DATE: 10-25-0

APPLICANT: BLOOM & BLOOM  
530 BLMG GRV. TPKE.  
NEW WINDSOR NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7-29-02

FOR (~~SUBDIVISION~~) SITE PLAN

LOCATED AT 530 BLMG GRV. TPKE.

ZONE P0

DESCRIPTION OF EXISTING SITE: SEC: Y6 BLOCK: 2 LOT: 50.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

FRONT YARD - REAR YARD

LOT COVERAGE

PARKING

  
MAK J BASALL P.E. for  
MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>Po</u> USE		
MIN. LOT AREA	<u>15000 SF</u>	<u>15000</u>	<u>-</u>
MIN. LOT WIDTH	<u>100 FT</u>	<u>100</u>	<u>-</u>
REQ'D FRONT YD	<u>35 FT</u>	<u>74.2/14.8</u>	<u>0/20.2</u>
REQ'D SIDE YD.	<u>15 FT</u>	<u>20.8</u>	<u>-</u>
REQ'D TOTAL SIDE YD.	<u>30 FT</u>	<u>-</u>	<u>-</u>
REQ'D REAR YD.	<u>40 FT</u>	<u>34.2</u>	<u>5.8</u>
REQ'D FRONTAGE	<u>60 FT.</u>	<u>250'</u>	<u>-</u>
MAX. BLDG. HT.	<u>35 FT.</u>	<u>&lt; 35'</u>	<u>-</u>
FLOOR AREA RATIO	<u>N/A</u>	<u>-</u>	<u>-</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>-</u>	<u>-</u>
DEV. COVERAGE	<u>30</u> %	<u>47</u> %	<u>17</u> %
O/S PARKING SPACES	<u>20</u>	<u>15</u>	<u>5</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

02-68



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: rmheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** BLOOM & BLOOM SITE PLAN  
**PROJECT LOCATION:** 530 BLOOMING GROVE TPK. (RT.94)  
SECTION 46 – BLOCK 2 – LOT 50.1  
**PROJECT NUMBER:** 02-22  
**DATE:** 14 AUGUST 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES A 1 ½ STORY ADDITION TO THE  
EXISTING ATTORNEY'S OFFICE. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

1. The property is located in the PO Zone of the Town. Technically, the lot is a corner lot, at Blooming Grove Tpk. and Suburban Ct.

The bulk table on the plan is incomplete, and should be expanded to reflect all bulk values in the table. Both "existing" and "proposed" values, and should reflect values for needed variances.

It appears that variances are needed (at least) for one front yard and the rear yard setback. Once the corrected table is provided we can verify that no other variances are needed.

2. The plan depicts an existing encroachment from the office parking lot to the adjoining "paper road", Suburban Court. The adjoining subdivision was presented to the Planning Board, and construction of the roadway is anticipated in the near future. As such, we should work with both the subdivision developer and the Blooms to resolve this encroachment. A new parking lot alignment is recommended and access to the new road (from the Bloom parking lot) is an option.
3. Once the applicant returns from the ZBA, we will continue our review of the application.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/15/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566  
APPLICANT: BLOOM, DANIEL & PETER

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

08/14/2002 P.B. APPEARANCE REFER TO ZBA  
. CHECK PARKING TO SEE IF VARIANCE NEEDED - SHOW HANDICAP  
. SPACES

06/19/2002 WORK SHOP APPEARANCE SUBMIT

RESULTS OF P.B. MEETING OF: August 14, 2002

PROJECT: Bloom & Bloom S.P. P.B.# 02-22

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M) A S) B VOTE: A N 0

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Parking to be checked for a variance</u>
<u>Side Yard - Rear Yard - Possible Parking</u>
<u>Show handicap spaces</u>

POSSIBLE Z.B.A. REFERRALS

BLOOM & BLOOM SITE PLAN (02-22)

Daniel Bloom, Esq. appeared before the board for this proposal.

MR. PETRO: Proposed addition to existing building for law office. Application proposes one and a half story addition to the existing attorney's office. Plans reviewed on a concept basis only. Mr. Bloom is here representing this application and for the minutes, I want to just state that Mr. Bloom does do some attorney work for myself, but I have no affiliation with this business and/or this application, therefore, I'm going to stay in my chair and run the meeting. Mr. Bloom?

MR. BLOOM: Good evening, Mr. Petro, how are you? I would just like to indicate I have just received from Mr. Babcock and I thank him, the comments from the engineers and I believe the initial comment concerning the addition of the bulk table to the site plan has been accomplished, I believe, I hope to the satisfaction of this board. I was not aware that there was a pending subdivision application of my neighbor. I do welcome that because I agree with the comments of Mark Edsall, the engineer, that here's an opportunity to accommodate perhaps some deficiencies in bulk of our, both of our site plans at this time. According to my review, the site plan, I believe I'm looking at permission to go to the Zoning Board of Appeals to seek two variances, one for the front yard because I've got two front yards by reason of the paper street, one for the rear yard, 20 on the front and 6 on the rear, I believe, however, looking at this site plan again this evening before I came that it appears to me that perhaps my architect made a transposition and made a 7 instead of a 6 instead of the site plan on the bulk table as the needed variance, I think it should be 6 and at if this board agrees, I will have that revised. If not, I'll leave it at 7.

MR. PETRO: Dan, we're going to refer you to the zoning board. But my question before you go there is the parking that's in the paper street, the right-of-way

parking, if you remove that parking area from the site plan with the addition that you're putting on and calculate that parking will you then have enough parking for what you're trying to do by removing the paper street?

MR. BLOOM: What I might say, Mr. Petro, on that issue is that I don't know for sure that we would, but it is our plan to increase the parking at the same time we do this or even before we're contemplating cutting out the front lawn and the side lawn and putting macadam in there, so that we can perhaps increase the parking even as it stands at the present time.

MR. PETRO: Would it increase though to the specs that is required? And the reason I'm going over this now is it would be a good idea being you're going to the zoning board anyway to possibly add a variance for parking, if you don't have it, it would be a great time, you don't want to come back and then need it. So why don't you have your architect find out how much parking is required for the square footage of the building with the addition, see how much parking is available on your site that I don't care if you blacktop wherever you're going to blacktop, if it's not then add that number of spots for a variance for a parking variance, you may be two spots short, you may not, and go all at one time so we'd recommend to the zoning board that you're going for an actual front yard variance, a rear yard variance and possibly a parking variance.

MR. BLOOM: Excellent suggestion.

MR. PETRO: Mike, any problem with that?

MR. BABCOCK: No, we'll coordinate that and if there's a request, we'll do it in the referral from the Zoning Board.

MR. PETRO: Don't have him come back here.

MR. BLOOM: Would it be all right if I work with Mike and go directly to the ZBA from there?

MR. BABCOCK: Yes.

MR. PETRO: That's one of the main reasons for bringing it up.

MR. BLOOM: I appreciate that.

MR. PETRO: Any comments?

MR. ARGENIO: When they clean that plan up subsequent to the ZBA, you should make sure show the handicapped parking and the stalls, et cetera.

MR. BLOOM: Yes, yes, good point.

MR. PETRO: Have him draw the parking as a regular site plan showing all the parking and the handicapped. Motion for final approval?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Bloom and Bloom site plan on Blooming Grove Highway. Is there any further discussion from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. KARNAVEZOS	NO
MR. PETRO	NO

MR. PETRO: At this time you have been referred to the New Windsor Zoning Board for necessary variances. If you receive those variances, implement them on the plan, you can then appear before this board again.

MR. BLOOM: After the variances I will report back to the board?

MR. PETRO: Correct.

August 14, 2002

7

MR. BLOOM: Very good, thank you.

MR. PETRO: Make sure that the variances are put on the plan that you have received and Myra, then contact Myra, she'll bring you right back to this board.

MR. BLOOM: Thank you very much. Good night now.  
Thank you.

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#682-2002**

**07/30/2002**

**Bloom & Bloom PC #02-22  
P O Box 4323  
New Windsor, NY 12553**

**Received \$ 100.00 for Planning Board Fees on 07/30/2002. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/30/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 2-22

NAME: BLOOM & BLOOM, P.C. - ADDITION PA2002-0566  
APPLICANT: BLOOM, DANIEL & PETER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/30/2002	REC. CK. #22604	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*J. Ren*  
*7/30/02*



**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**SUBJECT:** Bloom and Bloom Site Plan  
**DATE:** 24 February 2003

**Planning Board Reference Number: PB-02-22**


**Dated: 6 February 2003**

**Fire Prevention Reference Number: FPS-03-07**

**A review of the above referenced site plan was conducted on 24 February 2003.**

**This site plan is acceptable.**

**Plans Dated: 18 October 2002**

  
**Robert F. Rodgers**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: \_\_\_\_\_ FIRE INSPECTOR, \_\_\_\_\_ WATER DEPT.,  
\_\_\_\_\_ SEWER DEPT., XX HIGHWAY DEPT.

P.B. FILE #02-22

DATE RECEIVED: 02-06-03

PLEASE RETURN COMPLETED FORM TO MYRA BY: 02-26-03

THE MAPS AND/OR PLANS FOR:

### BLOOM & BLOOM SITE PLAN

Applicant or Project Name

SITE PLAN XX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:  2-25-03  
Reviewed by: \_\_\_\_\_ Date

RECEIVED

FEB 24 2003

N.W. HIGHWAY DEPT.

INTER-OFFICE CORRESPONDENCE

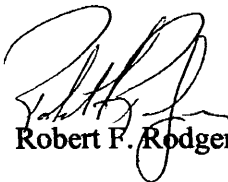
TO: Town Planning Board  
FROM: Town Fire Inspector  
SUBJECT: Bloom & Bloom, Esqs.  
DATE: 31 July 2002

Planning Board Reference Number: PB-02-22  
Dated: 30 July 2002  
Fire Prevention Reference Number: FPS-02-048

A review of the above referenced subject site plan was conducted on 31 July 2002.

This site plan is acceptable.

Plans Dated: 9 July 2002

  
Robert F. Rodgers

✓



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,  
☐ SEWER DEPT., ☐ HIGHWAY DEPT.

RECEIVED  
TOWN OF NEW WINDSOR  
JUL 30 2002  
ENGINEER & PLANNING

P.B. FILE # 02-22 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 8-10-02

THE MAPS AND/OR PLANS FOR:

Bloom + Bloom

Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes:

Property being serviced by town water  
Notify water Dept. if any changes occur

☐ DISAPPROVED:

Notes: \_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: 7-31-02



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 1  
(845) 567-3100  
e-mail: mheny@att.net

☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 183  
(570) 296-2765  
e-mail: mhpa@ptd.net

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 02-22

WORK SESSION DATE: 19 June 02 PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App

PROJECT NAME: Bloom & Bloom

REPRESENTATIVES PRESENT: Don Bloom

MUNICIPAL REPS PRESENT:

BLDG INSP.		FIRE INSP.	<u>B.L.</u>
ENGINEER	<u>X</u>	PLANNER	
P/B CHMN		OTHER	

ITEMS DISCUSSED: PO Zone

- corner of 94 & Suburban Ct.
- need bulk table
- ZBA referral
- front & rear variance

STND CHECKLIST:

- DRAINAGE
- DUMPSTER
- SCREENING
- LIGHTING
- (Streetlights)
- LANDSCAPING
- BLACKTOP
- ROADWAYS

Next avail agenda for ZBA ref.

20

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 563-4615

Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan X Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 46 Block 2 Lot 50.1

**BUILDING DEPARTMENT REFERRAL NUMBER** Addition PA2002-0566

1. Name of Project COMMERCIAL ADDITION TO OFFICES OF BLOOM & BLOOM, P.C.

2. Owner of Record Daniel J. Bloom & Peter E. Bloom Phone 561-6920

Address: 530 Blooming Grove Tpke., New Windsor, New York 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Daniel J. Bloom & Peter E. Bloom Phone 561-6920

Address: 530 Blooming Grove Tpke., New Windsor, New York 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Frank E. Dushin, Architect Phone (914) 737-4713

Address: 907 South Street, Peekskill, New York 10566  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Bloom & Bloom, P.C. Phone 561-6920

Address 530 Blooming Grove Tpke., New Windsor, New York 12553  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Daniel J. Bloom 561-6920  
(Name) (Phone)

7. Project Location: On the West side of Blooming Grove Tpke. \_\_\_\_\_ feet  
(Direction) (Street) (No.)

1 1/4 miles +/- North of Vails Gate Five Corners Intersection  
(Direction) (Street)

8. Project Data: Acreage 1/3 Acre +/- Zone PO School Dist. Newburgh

RECEIVED  
TOWN OF NEW WINDSOR  
JUL 30 2002  
ENGINEER & PLANNING

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.)  
ADDITION TO ATTORNEYS' OFFICE (1 1/2 STORY FRAME ADDITION) 14 Feet x 16 Feet

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

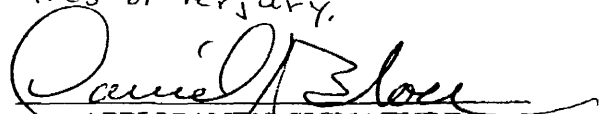
COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

*Sworn to under penalties of Perjury.*

29<sup>th</sup> DAY OF July 19 2002

  
APPLICANT'S SIGNATURE  
DANIEL J. BLOOM

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED TOWN OF NEW WINDSOR DATE APPLICATION RECEIVED JUL 30 2002 ENGINEER & PLANNING
--

**02-22**  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

DANIEL J. BLOOM & PETER E. BLOOM, deposes and says that <sup>they</sup> ~~he~~ resides  
(OWNER)  
68 MINE HILL RD. 17 WATER WAY  
at CORNWALL, NY 12518 NEWBURGH, NY 12550 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that <sup>they are</sup> ~~he is~~ the owner of property tax map

(Sec. Block Lot )  
designation number (Sec. 46 Block 2 Lot 50.1 ) which is the premises described in  
the foregoing application and that he authorizes:

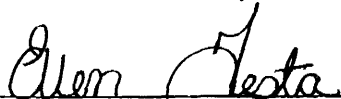
(Applicant Name & Address, if different from owner)

BLOOM & BLOOM, P.C., 530 BLOOMING GROVE TPKE., NEW WINDSOR, NY 12553

( Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: July 29, 2002

  
Witness' Signature

  
Owner's Signature DANIEL J. BLOOM

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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TOWN OF NEW WINDSOR  
JUL 30 2002  
ENGINEER & PLANNING

02-22



PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>DANIEL J. BLOOM &amp; PETER E. BLOOM</b>	2. PROJECT NAME <b>ADDITION TO ATTORNEYS' OFFICE</b>
3. PROJECT LOCATION: Municipality <b>NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <b>WEST SIDE OF BLOOMING GROVE TPKE. - 1 1/4 MILES +/- NORTH OF VAILS GATE FIVE CORNERS INTERSECTION</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <b>1 1/2 STORY ADDITION 14 FEET X 16 FEET</b>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres <b>224 SQUARE FEET</b>	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly  <b>SINCE IT IS A FRONT YARD, a 20 FOOT FRONT YARD VARIANCE AND A 6 FOOT REAR YARD VARIANCE WILL BE NECESSARY</b>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>Daniel J. Bloom</b>	Date: <b>7-28-02</b>
Signature: _____	

<b>RECEIVED</b> <b>TOWN OF NEW WINDSOR</b> <b>JUL 30 2002</b> <b>ENGINEER &amp; PLANNING</b>	<b>If the action is in the Coastal Area, and you are a state agency, complete the Assessment Form before proceeding with this assessment</b>
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OVER

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02-22

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

JUL 30 2002

\_\_\_\_\_  
Date

ENGINEER & PLANNING